

KENTUCKY REAL ESTATE APPRAISERS BOARD

TYPE OF MEETING

Regular Meeting

DATE AND LOCATION

April 25, 2014 – Board Office

PRESIDING OFFICER

Harold Brantley, Chair

ROLL CALL

Present:

Harold Brantley, Chair
Sam Blackburn, Vice Chair
G. Herbert Pritchett, Board Member
Kathy Mayfield, Board Member
Thomas Oliver, Board Member

Present Also:

Larry Disney, Executive Director
Tom Veit, Executive Assistant
Angie Thomas, Staff Assistant
Kim Mathias, Executive Secretary
James Grawe – Board Counsel

Chair, Harold Brantley opened the meeting and welcomed the guest in attendance.

MINUTES

Motion by Sam Blackburn, second by Thomas Oliver and the Board unanimously approved the March 21, 2014 minutes. Roll call – Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes; Thomas Oliver – Yes.

EDUCATION

Motion by Thomas Oliver, second by Kathy Mayfield and the Board unanimously approved the following education courses for Fiscal Year 2014-2015. Roll call – Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes; Thomas Oliver – Yes.

- (1) McKissock – See Attached
- (2) ASFMRA – See Attached
- (3) Dynasty School – See Attached

Motion by G. Herbert Pritchett, second by Sam Blackburn and the Board unanimously approved the following education courses for Fiscal Year 2014-2015. Roll call – Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes; Thomas Oliver – Yes.

- (1) ASFMRA
 - A. Key Issues of Grain Elevator Valuation – 8 hours CE classroom
 - B. Introduction to Commercial Greenhouse Appraisal – 8 hours CE Classroom
 - C. Introduction to Valuation of Permanent Plantings – 8 hours CE Classroom
- (2) McKissock
 - (a) Secondary Market Appraisal Guidelines – 7 hours CE Classroom
- (3) OnCourse Learning Corp. d.b.a. Career Webschool
 - (a) 2014-15 National USPAP Equivalent Court – 15 hours QE Internet
- (4) Dynasty School
 - A. Residential Site Valuation & Cost Approach – 15 hours QE Internet
 - B. Residential Report Writing & Case Studies – 15 hours QE Internet

Motion by Sam Blackburn, second by Kathy Mayfield and the Board unanimously approved the following education courses for Fiscal Year 2014-2015. Roll call – Sam Blackburn – Yes; G. Herbert Pritchett – Abstain – This will complete the required CE hours he will need to renew; Kathy Mayfield – Yes; Thomas Oliver – Yes

- (1) AARO
 - (a) AARO 2014 Spring Conference – 9.50 hours CE classroom credit

EXPERIENCE REVIEW

Motion by G. Herbert Pritchett, second by Kathy Mayfield and the Board unanimously Approved the following experience. Roll call – Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes; Thomas Oliver – Yes.

- (A) Stephanie Dawson – Approve Experience for Certified Residential. She will need to pass the Certified Residential exam.
- (B) Danielle Fegan – Approve Experience for Certified Residential. She will need to pass the Certified Residential Exam.
- (C) Christina Hinton – Approve Experience for Certified General. She will need to pass the Certified General Exam.
- (D) Anthony S. Wheeler – Approve Experience for Certified General. He will need to pass the Certified General exam.

CERTIFICATION/LICENSURE

A. Approval – Appraisers – Motion by Sam Blackburn, second by Kathy Mayfield and the Board voted to approve the following certification list of appraisers. Roll call – Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes; Thomas Oliver – Yes.

- (1) Curtis B. Bearden – Certified General (GA)
- (2) Melissa K. Blakely – Certified General (GA)
- (3) Chad Michael Bosley – Certified General (IL)
- (4) Gary C. Bratton – Certified General (SC)
- (5) Brooke R. Bunch – Certified Residential (PA)
- (6) Richard L. Burnette – Certified Residential (WV)
- (7) David M. Casale – Associate
- (8) Jamie Conley - Associate
- (9) Michael S. Dalessandro – Certified General (IL)
- (10) Michael D. Davis – Certified General (IL)
- (11) Gregory Dyekman - Associate
- (12) Kendall M. Winegar – Certified General (IL)
- (13) Jerry J. Kulik – Certified General (IN)
- (14) Roger Land – Certified General (TX)
- (15) Ross A. Prindle – Certified General (IL)
- (16) Janet Lynn Snyder – Certified General (CO)
- (17) Jeremy R. Walling – Certified General (IL)
- (18) Michael W. Wilson – Certified General (TN)
- (19) Christopher M. Wulff – Certified General (TX)
- (20) Gregory K. Zieba – Certified General (IL)

B. Gregory Dyekman – Reviewed by Board for Associate license and no violations was found. Process Associate Application.

COMPLAINT

- A. The Board reviewed the Case Summary Chart. 16 cases filed for 2014.
- B. G. Herbert Pritchett questioned about the progress of Case 12-45. James Grawe stated he was working forward on the case and possibly will bring hearing date back to the Board at the May meeting.
- C. Case No. 13-44 – Motion by G. Herbert Pritchett, second by Sam Blackburn and the Board voted unanimously to file a formal complaint and set for a hearing. Roll call – Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes; Thomas Oliver – Yes.
- D. Case No. 13-47 – Motion by G. Herbert Pritchett, second by Sam Blackburn and the Board voted unanimously to dismiss the case. Roll call – Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes; Thomas Oliver – Yes.
- E. Case No. 13-48 – Motion by Sam Blackburn, second by G. Herbert Pritchett and the Board voted unanimously to file a formal complaint and set for a hearing. Roll call – Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes; Thomas Oliver – Yes.
- F. G. Herbert Pritchett questioned since the invoice was not paid in 45 days should be file a formal complaint and set for a hearing on the AMC. The Board agreed to not file a grievance with recommendation from James Grawe. Sam Blackburn feels cases should be filed by appraisers concerning late payments.
- G. Case No. 13-54 – Motion by Sam Blackburn, second by Kathy Mayfield and the Board voted unanimously to dismiss the case. Roll call – Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes; Thomas Oliver – Yes
- H. Case No. 13-58 – Motion by Thomas Oliver, second by Sam Blackburn and the Board voted unanimously to file a formal complaint and set the case for a hearing. Roll call – Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes; Thomas Oliver – Yes.
- I. Case No. 13-61 – Motion by Sam Blackburn, second by Kathy Mayfield and the Board voted unanimously dismiss the case. Roll call – Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes; Thomas Oliver – Yes.
- J. Case No. 14-03 – Motion by G. Herbert Pritchett, second by Sam Blackburn and the Board voted unanimously to dismiss the case. Roll call – Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes; Thomas Oliver – Yes.
- K. Case No. 14-05 – Motion by Sam Blackburn, second by Thomas Oliver and the Board voted unanimously to file a formal complaint and set the case for a hearing. Roll call –

Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes; Thomas Oliver – Yes.

- L. Case No. 14-06 – Discussion was made that the grievant exceeded the 20 days for responding to the Board. G. Herbert Pritchett made a motion to file a formal complaint and set the case for a hearing for the respondent not answering his case within the 20 days required time period. Motion died for lack of a second. Harold Brantley stated the Board is not a collection agency. James Grawe advised the Board to notify the AMC to pursue collection of money through the Grayson Co. Attorney Office. After discussion, G. Herbert Pritchett withdrew his motion. Motion by Tom Oliver, second by Sam Blackburn and the Board voted to dismiss the case. Roll call – Sam Blackburn – Yes; G. Herbert Pritchett – NO; Kathy Mayfield – Yes; Thomas Oliver – Yes.
- M. Case No. 14-01 AMC – Motion by Sam Blackburn, second by Thomas Oliver and the Board voted unanimously to file a formal complaint and set the case for a hearing. Roll call – Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes; Thomas Oliver – Yes.
- N. Case No. 14-02 AMC – Motion by Thomas Oliver, second by Sam Blackburn and the Board unanimously voted to file a formal complaint and set the case for a hearing. Roll call – Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes; Thomas Oliver – Yes.
- O. Case No. 14-04 AMC – Motion by Sam Blackburn, second by G. Herbert Pritchett and the Board unanimously voted to file a formal complaint and set the case for a hearing. Roll call – Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes; Thomas Oliver – Yes.
- P. Case No. 14-05 AMC – The Board agreed to withdrawal case based upon it was a duplicate case.
- Q. Case No. 13-41 – Motion by Sam Blackburn, second by Kathy Mayfield and the Board voted unanimously to dismiss the case. Roll call – Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes; Thomas Oliver – Yes.
- R. Case No. 11-36 – Motion by Thomas Oliver, second by Kathy Mayfield and the Board voted unanimously to dismiss the case. Roll call – Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes; Thomas Oliver – Yes.
- S. Case No. 13-08 – Motion by Sam Blackburn, second by G. Herbert Pritchett and the Board voted unanimously to dismiss the case. Roll call – Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes; Thomas Oliver – Yes.

T. Case No. 13-27, 13-28, 13-29, 13-30, 13-31, 13-32, 13-33 – Motion by G. Herbert Pritchett, second by Sam Blackburn and the Board unanimously voted to dismiss the case. Roll call – Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes; Thomas Oliver – Yes.

U. Cases on Appeal

- (1) Lynn Prichard – 04-63, 12-10, 12-11, 12-12, 12-25, 12-26 James Grawe is working on finalizing.
- (2) Matt Miniard – 10-18 – Appealed to Court of Appeals
- (3) David Harrington– 08-49 through 08-57, 09-02, 09-03 and 09-07 – Motion will be submitted for Judge to review.

V. Motion by Sam Blackburn, second by G. Herbert Pritchett and the Board unanimously agreed to send a letter to the Attorney General Office, Ryan Hollerman, concerning the following:

- (1) Free up time for our existing legal counsel;
- (2) Assign another attorney at assist the existing legal counsel;
- (3) Be given permission to contract with attorney outside of the Attorney General office to assist with Board Counsel.

MISCELLANEOUS

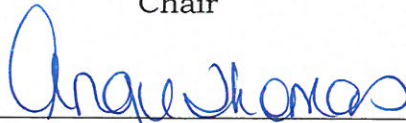
The Board reviewed and discussed the following information:

- A. Budget – Budget ending March 2014 was reviewed and accepted by Board
- B. Bowling Green Evaluations were reviewed and accepted by Board
- C. Louisville Evaluations were reviewed and accepted by Board
- D. Lexington Evaluations were reviewed and accepted by Board
- E. Florence Evaluations were reviewed and accepted by Board
- F. Complaint Procedures Clarification – Motion by G. Herbert Pritchett, second by Sam Blackburn and the Board agreed that cases submitted from any agency, group or company the name of the agency, group or company will be attached to the grievance in lieu of an individual name Roll call – Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes; Thomas Oliver – Yes.
- G. IPAD Quote – Motion by G. Herbert Pritchett, second by Kathy Mayfield and the Board agreed to purchase IPADS for Board Members. Roll call – Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes; Thomas Oliver – Yes.
- H. Chairman Harold Brantley appointed Larry Disney to determine if steps have been met by Terry Farmer for reimbursement of fees through the AMC Recovery Fund. Motion by G. Herbert Pritchett, second by Thomas Oliver and the Board agreed to pay Mr. Farmer immediately if Mr. Disney determines all requirements have been

- met. Mr. Grawe advised the Board that a regulation should be filed for the process that must be completed in order to get paid through the AMC recovery Fund.
- I. The Board reviewed the proposed revisions to the 2015 Real Property Appraiser Qualifications Criteria.
 - J. The Board was advised of the Fund Transfers for FY 15 \$50,000 and FY 16 \$50,000.
 - K. The Board was advised the Allotment increase of \$100,000 for FY ending June 30, 2014 was approved.
 - L. LenderX – Tom Oliver agreed to work with staff to determine if LenderX is an AMC. The findings will be brought back to a later Board meeting.
 - M. Motion by G. Herbert Pritchett, second by Sam Blackburn and the Board agreed to amend regulation and charge individuals \$25.00 for any non-approved continuing education course. Roll call – Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes; Thomas Oliver – Yes
 - N. Motion by Sam Blackburn, second by G. Herbert Pritchett and the Board agreed to amend distance education regulation. Roll call – Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes; Thomas Oliver – Yes
 - O. Motion by G. Herbert Pritchett to replace language in 201 KAR 30:375(1) to reflect 15 day notice for appraisers to respond to an AMC. Motion dies for lack of second. Sam Blackburn advised the Board he did not feel we should go down that path. Harold Brantley stated the Board regulates two groups – Appraisers and AMC.
 - P. Kathy Mayfield spoke on behalf of the Board and complimented Larry Disney on being AARO President and stated the AARO Spring conference was success.
 - Q. Larry Disney presented the Board with proposed AMC Requirements and stated the comments were due by June 9.
 - R. May Board Meeting – May 23, 2014 – 9:00 a.m. Board Office
 - S. The Board agreed to change the September Board meeting to Barren River State Park. The staff will work on date and bring back to May meeting.
 - T. The Board agreed to change the August Board meeting back to the Board office. The staff will work on date and bring back to May meeting.



Chair



Staff Assistant

MCKISSOCK, LP

218 Liberty Street, Warren, PA 16365

Contact Person: Jackie Vincent (800) 328-2008

Web site: www.mckissock.com**COURSE APPROVED FOR BOTH VIRTUAL PRE-LICENSING AND CONTINUING EDUCATION CREDIT****All approved pre-licensing courses will be accepted for continuing education credit.*

2014-2015 National USPAP	15 hours
Advanced Residential Applications and Case Studies	15 hours
Appraisal Subject Matter Electives	20 hours
Basic Appraisal Principles	30 hours
Basic Appraisal Procedures	30 hours
Commercial Appraisal Review - Subject Matter Electives	15 hours
Expert Witness for Commercial Appraisers - Subject Matter Electives	15 hours
General Appraiser Income Approach	60 hours
General Appraiser Market Analysis and Highest and Best Use	30 hours
General Appraiser Report Writing and Case Studies	30 hours
General Appraiser Sales Comparison Approach	30 hours
General Appraiser Site Valuation and Cost Approach	30 hours
Residential Appraiser Site Valuation & Cost Approach	15 hours
Residential Market Analysis & Highest and Best Use	15 hours
Residential Report Writing and Case Studies	15 hours
Residential Sales Comparison and Income Approaches	30 hours
Statistics, Modeling & Finance	15 hours

COURSES APPROVED VIRTUAL CLASSROOM CONTINUING EDUCATION CREDIT

2014-2015 National USPAP Update - Virtual Classroom	7 hours
2-4 Family Finesse - Virtual Classroom	7 hours
Analyze This! Applications of Appraisal Analysis - Live Webinar	4 hours
Appraisal Applications of Regression Analysis	7 hours
Appraisal of Assisted Living Facilities	8 hours
Appraisal of Self-Storage Facilities	7 hours
Appraising FHA Today - Virtual Classroom	7 hours
Appraising Manufactured Homes - Virtual Classroom	7 hours
Deriving and Supporting Adjustments - Live Webinar	3 hours
Essential Elements of Disclosures & Disclaimers	5 hours
Even Odder: More Oddball Appraisals - Virtual Classroom	7 hours
Heating, Ventilation, and Air Condition Systems in Green Buildings	4 hours
HUD REO Live Appraisal Update Course - Live Webinar	7 hours
Intro. To Complex Appraisal Assignments - Live Webinar	5 hours
Introduction to Legal Descriptions - Virtual Classroom	2 hours
Introduction to Regression Analysis for Appraisers - Live Webinar	4 hours
Introduction to the Uniform Appraisal Dataset	2 hours
Land and Site Valuation - Live Webinar	5 hours
Land and Site Valuation - Virtual Classroom	7 hours
Modern Green Building Concepts	6 hours
Mold, Pollution and the Appraiser	2 hours
Mortgage Fraud: Protect Yourself - Virtual Classroom	7 hours
Relocation Appraisal and New ERC Form	6 hours
REO and Foreclosures - Virtual Classroom	5 hours
REO and Short Sale Appraisal Guidelines - Live Webinar	4 hours
Residential Appraisal Review - Virtual Classroom	7 hours
Residential Report Writing: More Than Forms - Virtual Classroom	7 hours
Reviewer's Checklist - Live Webinar	4 hours
Risky Business: Ways to Minimize Your Liability - Virtual Classroom	5 hours
The Cost Approach - Virtual Classroom	7 hours
The Dirty Dozen - Virtual Classroom	3 hours
The Income Approach - Virtual Classroom	6 hours
The Nuts and Bolts of Green Building for Appraisers - Virtual Classroom	3 hours
The Sales Comparison Approach - Virtual Classroom	7 hours
The Thermal Shell - Virtual Classroom	3 hours
UAD - Up Close and Personal - Live Webinar	3 hours
Understanding Residential Construction	7 hours

COURSES APPROVED CONTINUING EDUCATION CREDIT

2014-2015 National USPAP Update	7 hours
2014-2015 National USPAP Update Equivalent	7 hours
Analyze This! Applications of Appraisal Analysis	4 hours
Deriving and Supporting Adjustments	7 hours
FHA for Today's Appraiser	7 hours
Introduction to Expert Witness Testimony	7 hours
Reviewer's Checklist	7 hours
Secondary Market Appraisal Guidelines	7 hours
The Green Guide to Appraising	7 hours
UAD - Up Close and Personal	3 hours

AMERICAN SOCIETY OF FARM MANAGERS & RURAL APPRAISERS

950 S. Cherry Street, Suite 508, Denver, CO 80246-2664

Contact Person: Deanna Ilk (303) 692-1222

Web Site: www.asfmra.org**COURSE APPROVED FOR BOTH *PRE-LICENSING* AND *CONTINUING EDUCATION CREDIT*****All approved pre-licensing courses will be accepted for continuing education credit.*

Basic Appraisal Principles - A-101	30 hours
Basic Appraisal Procedures	30 hours
Cost Approach for General Appraisers	30 hours
Eminent Domain	22 hours
General Market Analysis and Highest & Best Use	30 hours
Income Approach for General Appraisers, Part 1	30 hours
Integrated Approaches to Value	30 hours
Sales Comparison Approach for General Appraisers	30 hours

COURSE APPROVED FOR BOTH *ONLINE PRE-LICENSING* AND *CONTINUING EDUCATION CREDIT***All approved pre-licensing courses will be accepted for continuing education credit.*

Online Cost Approach for General Appraisers	30 hours
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COURSES APPROVED *CONTINUING EDUCATION CREDIT*

Advanced Appraisal Exam Preparation Course	20 hours
Advanced Appraisal Review Case Studies	16 hours
Advanced Rural Case Studies	36 hours
Appraisal Review Under USPAP (A-370)	22 hours
Appraisal Review Under Uniform Appraisal Standards for Federal Land Acquisition	16 hours
Introduction to Appraisal Review - A-360	14 hours
Introduction to Commercial Greenhouse Appraisal	8 hours
Introduction to the Valuation of Permanent Plantings	8 hours
Key Issues of Grain Elevator Valuation	8 hours
National USPAP Update - 2014-2015	7 hours
Requirements of UASFLA - The Yellow Book	22 hours
Timber Property Valuation	8 hours
Valuation of Conservation Easements and Other Partial Interests in Real Estate	22 hours

DYNASTY SCHOOL

2373 S. Hacienda Blvd., Hacienda Heights, CA 91745
Contact Person: Steven Fung (800) 888-8827

Website: www.dynastyschool.com

COURSE APPROVED FOR BOTH ONLINE PRE-LICENSING AND CONTINUING EDUCATION CREDIT
**All approved pre-licensing courses will be accepted for continuing education credit.*

Online - Advanced Residential Applications & Case Studies	15 hours
Online - General Appraiser Site Valuation and Cost Approach	30 hours
Online - Real Estate Appraisal - Principles & Procedures	60 hours
Online - Residential Appraiser Sales Comparison & Income Approach	30 hours
Online - Real Estate Finance	30 hours
Online - Residential Market Analysis and Highest and Best Use	15 hours
Online - Residential Report Writing and Case Studies	15 hours
Online - Statistics, Modeling and Finance	15 hours